024.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	884,800 / 884,800
					USE VALUE:	884,800 / 884,800
					ASSESSED:	884,800 / 884,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80	-82	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCMULLEN RICHARD/ TRUSTEE
Owner 2:	RICHARD MCMULLEN TRUST
Owner 3:	AGREEMENT OF 2021
Street 1:	60 RIVERVIEW DR
Street 2:	
Twn/City:	BRIDGEWATER
St/Prov:	MA Cntry Own Occ: N
Postal:	02324 Type:

PREVIOUS OWNER

Owner 1:	MC MULLEN WILLIAM T-AMELIS -
Owner 2:	TRUSTEES/MCMULLEN FAMILY TR -
Street 1:	60 RIVERVIEW DR
Twn/City:	BRIDGEWATER
St/Prov:	MA Cntry
Postal:	02324

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2226 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4370.000	438,100	5,800	440,900	884,800
Total Card	0.100	438,100	5,800	440,900	884,800
Total Parcel	0.100	438,100	5,800	440,900	884,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.48 /Parcel: 397.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 15600
GIS Ref
GIS Ref
Insp Date 07/29/17

!1946!

PREVIOUS ASSESSMENT

Parcel ID 024.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	438,100	5800	4,370.	440,900	884,800		Year end	12/23/2021
2021	104	FV	418,200	5800	4,370.	440,900	864,900		Year End Roll	12/10/2020
2020	104	FV	418,400	5800	4,370.	440,900	865,100	865,100	Year End Roll	12/18/2019
2019	104	FV	325,800	5900	4,370.	468,400	800,100	800,100	Year End Roll	1/3/2019
2018	104	FV	325,800	5900	4,370.	341,700	673,400	673,400	Year End Roll	12/20/2017
2017	104	FV	305,500	4400	4,370.	297,600	607,500	607,500	Year End Roll	1/3/2017
2016	104	FV	305,500	4400	4,370.	253,500	563,400	563,400	Year End	1/4/2016
2015	104	FV	272,100	4400	4,370.	248,000	524,500	524,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:49:54

LAST REV

Date	Time
06/02/21	15:54:16
mmcmakin	
1946	

USER DEFINED

Prior Id # 1:	15600
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC MULLEN WILLI	77691-55	1	5/4/2021		99	No	No		
MCMULLEN WILLIA	24041-494		12/15/1993		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2007	792	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	Measured	HS	Hanne S
4/23/2009	Measured	372	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
9/29/1999	Meas/Inspect	256	PATRIOT
8/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4370		Sq. Ft.	Site		0	80.	1.26	1									440,881						440,900	

Total AC/HA:	0.10032	Total SF/SM:	4370	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	440,881	Spl Credit		Total:	440,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13611102
Const Adj.:	0.97515047
Adj $ / SQ:	199.418
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634950
Depreciation:	196834
Depreciated Total:	438115

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

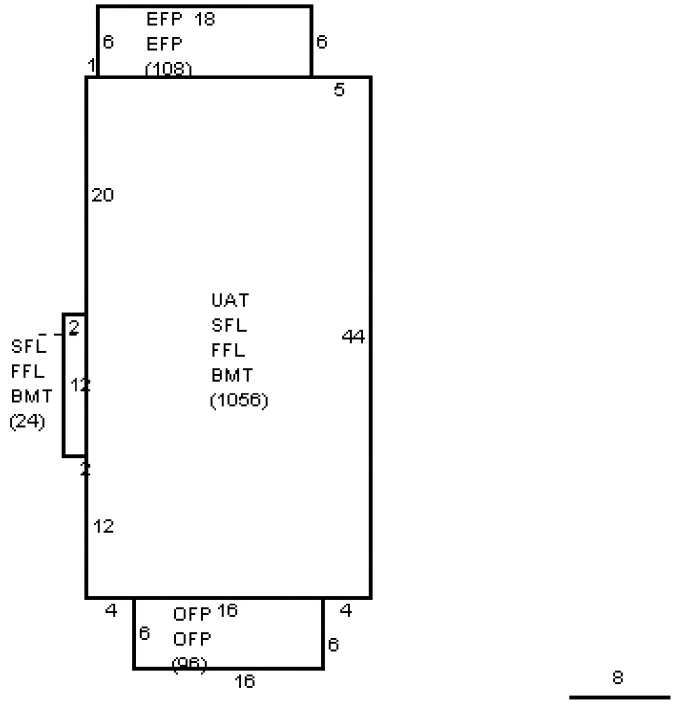
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	199.42
Special Features:	0	Val/Su Net:	111.99
Final Total:	438100	Val/Su SzAd	202.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	59.830	64,612
FFL	First Floor	1,080	199.420	215,372
SFL	Second Floor	1,080	199.420	215,372
UAT	Upper Attic	264	94.720	25,007
EFP	Enclos Porch	216	38.840	8,389
OFP	Open Porch	192	24.470	4,698

Net Sketched Area:	3,912	Total:	533,450
Size Ad	2160	Gross Area	4704	FinArea	2226
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

MOBILE HOME

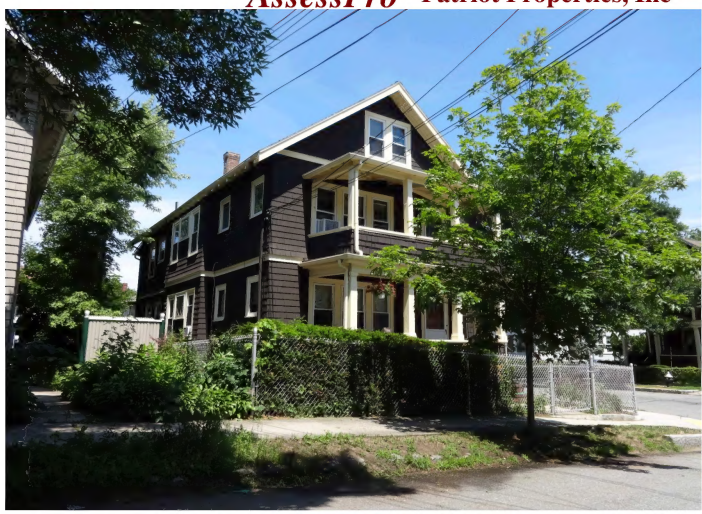
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20x20	A	AV	1922	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	12x16	A	AV	2010	4.20	T	7.2	104			700			700

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800

IMAGE

AssessPro Patriot Properties, Inc